

140.A

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

626,300 / 626,300

USE VALUE:

626,300 / 626,300

ASSESSED:

626,300 / 626,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
63		HIGHLAND AVE, ARLINGTON

**OWNERSHIP**

Owner 1:	KEENAN MICHELLE	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 63 HIGHLAND AVE UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

**PREVIOUS OWNER**

Owner 1:	KEENAN SILAS & MICHELLE -
Owner 2:	-

Street 1: 63 HIGHLAND AVENUE UNIT 2

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 2697 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7175																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	622,400	3,900		626,300		220027
							GIS Ref
							GIS Ref
							Insp Date
							08/16/18

PREVIOUS ASSESSMENT		Parcel ID		140.A-0003-0007.0		PRINT						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time
2020	102	FV	649,600	3900	.		653,500	653,500	Year End Roll	12/18/2019		
2019	102	FV	571,900	3900	.		575,800	575,800	Year End Roll	1/3/2019		
2018	102	FV	505,300	3900	.		509,200	509,200	Year End Roll	12/20/2017		
2017	102	FV	460,300	3900	.		464,200	464,200	Year End Roll	1/3/2017		
2016	102	FV	428,500	3900	.		432,400	432,400	Year End	1/4/2016		
2015	102	FV	396,600	3900	.		400,500	400,500	Year End Roll	12/11/2014		
2014	102	FV	378,800	3900	.		382,700	382,700	Year End Roll	12/16/2013		
2013	102	FV	381,200	3900	.		385,100	385,100		12/13/2012		

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
KEENAN SILAS &	71923-543	2	11/26/2018	Convenience		99	No	No		
GARDNER ANNE E,	62838-552		10/28/2013			495,000	No	No		
BURKE PAUL & JE	31164-482		2/25/2000			308,000	No	No	4	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/16/2018										Measured	DGM	D Mann
3/6/2013										Info Fm Plan	BR	B Rossignol
5/10/2001										External Ins	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good														
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: 1	# Units: 1									
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir: S25 - Size 25				FrpI: 1	Rating: Good			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdict:	Fact: .			Floor: 2 - 2nd Floor				Totals	RMs: 7	BRs: 3	Baths: 1	HB							
Const Mod:				% Own: 58.000000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRS	FL						
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:		1	7	3	2						
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Additions:											
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen:											
Sec Int Wall:	%			Economic:		%		Baths:											
Partition: T - Typical				Special:		%		Plumbing:											
Prim Floors: 3 - Hardwood				Override:		%		Electric:											
Sec Floors:	%			Total:	18.6	%		Heating:											
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				General:		1	7	3							
Subfloor:				Basic \$ / SQ: 295.00				<b>COMPARABLE SALES</b>											
Bsmnt Gar:				Size Adj.: 1.03932142				Rate	Parcel ID	Typ	Date	Sale Price							
Electric: 3 - Typical				Const Adj.: 0.74242574															
Insulation: 2 - Typical				Adj \$ / SQ: 227.628															
Int vs Ext: S				Other Features: 68750															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 5 - Steam				NBHD Inf: 1.12000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac:	NO	Adj Total: 764581															
% Com Wall		% Sprinkled:		Depreciation: 142212					Juris. Factor:		Before Depr:	254.94							
				Deprecated Total: 622369					Special Features:	0	Val/Su Net:	230.77							
									Final Total:	622400	Val/Su SzAd:	230.77							
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>																			
<b>PARCEL ID</b> 140.A-0003-0007.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		10X20	A	GD	1925		27.50	T	30	102			3,900			
More: N				Total Yard Items:				3,900				Total Special Features:				3,900			

Un Sketched SubAreas:  
GLA: 2697,

**IMAGE** **AssessPro Patriot Properties, Inc**